

Iowa Department of Natural Resources  
Natural Resource Commission

---

ITEM

5-1.1

DECISION

TOPIC

Little Sioux WMA, Clay County --The Nature Conservancy (Burkhart Tract)

---

The Natural Resource Commission's approval is requested for the purchase of a parcel of land located in Clay County. This 160-acre tract is offered by The Nature Conservancy (TNC) for the bargain sale price of \$213,519. The Nature Conservancy purchased the parcel in October 2006 for \$325,000. The parcel was appraised for \$380,000 in August 2007.

Kally Mouw and Rich Vander Werff, Licensed Appraisers of Vander Werff & Associates, Inc., Sanborn, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The parcel is located approximately 5.5 miles east and 5.5 miles south of Spencer, and 2.5 miles northeast of Gillett Grove. The tract is accessible from 420<sup>th</sup> Street on the south, and 290<sup>th</sup> Avenue on the west. The parcel consists of 77.3 acres of cropland in five irregular fields; 78.3 acres of non-crop acres that are primarily pasture; and the remaining acres are road right-of-way. The property is reported to have remnant prairie on 50%, and the remaining 50% to be reconstructed prairie. The average Corn Suitability Rating is 63.

The Natural Conservancy has reserved agricultural rights through December 30, 2011. The bargain sale more than offsets the 3-year reservation.

Acquisition funding will be 100% from REAP-Public/Private Grant (Capital Link #152). The property will remain on the property tax roll. Incidental closing costs are the responsibility of the Department.

Attachment

Linda Hanson, Administration  
Management Services Division  
July 10, 2008

## Natural Resource Commission

---

**ITEM**

**5-1.2**

**DECISION**

**TOPIC**

Eagle Lake WMA, Hancock County -- Iowa Natural Heritage Foundation  
(Rasmuson Tract)

---

The Natural Resource Commission's approval is requested to purchase a parcel of land located 6 miles northwest of Garner, Iowa. The 128.7-acre tract is offered for the appraised price of \$135,000. The Natural Resource Conservation Service is acquiring a Wetland Reserve Program (WRP) easement from the Iowa Natural Heritage Foundation for \$263,230. The sellers acquired the parcel in February 2008 for \$389,000.

Fred Greder, Licensed Appraiser of Benchmark Agribusiness, Mason City, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The 128.7-acre tract of land has 113.08 acres that will be encumbered by the WRP easement; 11.6 acres of wood lot; and 4.02 acres of road right-of-way and waste. After restoration, the parcel will contain approximately 5 acres of cropland; 59 acres of restored wetlands; 45 acres of woodland (that were part of the WRP); and 15.7 acres of grassland. There are no building improvements. The parcel will provide excellent habitat for nesting waterfowl and upland wildlife. The average Corn Suitability Rating is not applicable since the majority of the tract is enrolled in the WRP.

Acquisition funding will be provided by Prairie Lakes II - NAWCA (Capital Link #10). Incidental closing costs will be the responsibility of the Department.

### **Attachment**

Linda Hanson, Administrator  
**Management Services Division**  
**July 10, 2008**

Iowa Department of Natural Resources  
**Natural Resource Commission**

---

**ITEM****5-1.3****DECISION****TOPIC**Lake Edwards/8-Mile Pits Wetlands Complex, Hancock County—Willard Peck

---

The Natural Resource Commission's approval is requested to purchase a parcel of land located 13 miles northwest of Garner, or 2 miles Northeast of Crystal Lake. The 174.07-acre tract is offered by Willard Peck for the appraised price of \$332,000.

Fred Greder, Licensed Appraiser of Benchmark Agribusiness, Mason City, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The parcel has 76.4 acres of cropland; 95.3 acres of permanent pasture (includes 27.43 acres of woodland in the NE corner); and 2.37 acres of road right-of-way and waste. After development, the tract will contain approximately 9 acres of cropland; 35 acres of restored wetlands; 27.43 acres of woodland; 2 acres of open water; and 98.27 acres of grassland. Building improvements are dilapidated and will be removed.

The tract will provide excellent habitat for nesting waterfowl and grassland birds. There are 25 acres of unplowed pasture that has the potential for rare plants, and a large peat bed in the southwest quadrant. Some of the sod along the southwest boundary may be virgin prairie sod. The average Corn Suitability Rating of 59.4 was figured on tillable ground only. Seller is reserving cropping rights (majority use is pasturing) through the 2010 crop year.

Acquisition funding will be provided by Southern Tallgrass Prairie--NAWCA (\$222,000) and Lake Restoration (\$100,000 for mitigating a WMA used as a spoil site at Crystal Lake) (Capital Link #17 and #90). Incidental closing costs will be the responsibility of the Department.

**Attachment**

Linda Hanson, Administrator  
**Management Services Division**  
**July 10, 2008**

## Natural Resource Commission

---

**ITEM**

**5-1.4**

**DECISION**

**TOPIC**

Big Marsh Wildlife Management Area, Butler County -- Larry Asche and Betty McCandless

---

The Natural Resource Commission's approval is requested to purchase a permanent flowage easement located in Butler County. DNR owned and managed land, known as Big Marsh Wildlife Management Area, is adjacent to the west. Larry Asche and Betty McCandless offer the 15-acre easement for \$22,500 (\$1,500/acre). The appraised value of the land that the easement will encumber is \$2,439 per acre.

John Stortz, Licensed Appraiser of Cedar Falls, Iowa, submitted the appraisal. Travis Baker negotiated the purchase agreement.

This property is located in south central Butler County, Iowa. The town of Parkersburg is located five miles south of the property. The easement will allow the DNR to maintain the existing drainage ways for the purposes of controlling the water level of the publicly owned Big Marsh Wildlife Area. Maintenance activities will include, but are not limited to, pulling trees, dredging, storing spoils and berming.

Historically, the Asche family has allowed the DNR to use the area without an easement. The property is now on the market and having the easement in place prior to a change in ownership is critical to our management of Big Marsh.

**Acquisition funding will be provided by the Wildlife Habitat Stamp (Capital Link #6).  
Incidental closing costs will be the responsibility of the Department.**

### **Attachment**

Linda Hanson, Administrator  
**Management Services Division**  
**July 10, 2008**

Iowa Department of Natural Resources  
Natural Resource Commission

---

ITEM

5-1.5

DECISION

TOPIC

Conservation Easement, Jackson County -- Timothy and Laura Derga

---

The Natural Resource Commission's approval is requested to accept the donation of a conservation easement on 30.3 acres in Jackson County. This easement shall serve to protect wooded land that is adjacent to Maquoketa Caves State Park. Timothy and Laura Derga of Farley, Iowa offer the donation of this easement.

Dan Kinsinger negotiated this easement.

The property is located approximately 6-miles northwest of Maquoketa, Iowa and adjoins the southwest edge of Maquoketa Caves State Park. The land is a mix of steep rolling timber and rock bluffs.

The Dergas have recently purchased the property, are conservation minded and want to protect their land for future generations. The easement will allow for a small, primitive cabin to be built the property.

The conservation easement will be monitored by the Parks Bureau.

No survey costs are anticipated. The Department will pay for the cost of a appraisal to provide the doner with the value of the donation. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator  
Management Services Division  
July 10, 2008

Iowa Department of Natural Resources  
**Natural Resource Commission**

---

**ITEM****5-1.6****DECISION****TOPIC**

Boone Forks Wildlife Management Area, Hamilton County -- Tim and Kathy Finucan

---

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Hamilton County just north of state-owned and managed Boone Forks Wildlife Management Area (WMA). Tim and Kathy Finucan offer this 60-acre tract for the appraised price of \$208,500.

David Nebel, Licensed Appraiser of Nevada, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located about 7 miles northeast of Stratford in west central Hamilton County. The tract reflects nearly level to steep topography. The property consists of 27 acres of forested land, 19 acres of cropland, and 14 acres of land enrolled in the Conservation Reserve Program. The Boone River is about 1/8<sup>th</sup> of a mile south of the property. There are no building improvements. The average Corn Suitability Rating of the cropland is 78. A dead-end county road and permanent easement for ingress/egress provide access to the northeast corner of the property.

This parcel will increase the Boone Forks WMA to over 4,160 acres and will provide additional forest and upland habitat for wildlife species and enhance public recreation to this area. The Wildlife Bureau will manage the property in accord with the area management plan.

**Acquisition funding will be provided as follows: \$108,500 Wildlife Habitat Stamp; \$75,000 Central Iowa Protected Waters NAWCA; and \$25,000 REAP Protected Waters Area (Capital Links #6 and #149). This acquisition will stay on the tax rolls. No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.**

**Attachment**

Linda Hanson, Administrator  
**Management Services Division**  
**July 10, 2008**

Iowa Department of Natural Resources  
**Natural Resource Commission**

---

**ITEM**

**5-1.7**

**DECISION**

**TOPIC**

Boone Forks Wildlife Management Area, Hamilton County – Boone Valley  
Izaak Walton League

---

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Hamilton County adjacent north of state-owned and managed Boone Forks Wildlife Management Area (WMA). Boone Valley Izaak Walton League offers this approximately 10-acre tract for the appraised price of \$2,625 per acre. Exact payment will be determined following a land survey. The state agrees that no building or other structures will be placed on the property.

David Nebel, Licensed Appraiser of Nevada, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located about 7 miles northeast of Stratford in west central Hamilton County. The tract reflects moderately rolling to steep topography. The property consists entirely of forested land. The Boone River is about 1/8<sup>th</sup> of a mile south of the property. There are no building improvements. Access is provided through state-owned land adjacent south of the property.

This tract will increase the Boone Forks WMA to over 4,170 acres and will provide additional forest for wildlife species and enhance public recreation to this area. The Wildlife Bureau will manage the property in accord with the area management plan.

**Acquisition funding will be provided 100% by Wildlife Habitat Stamp (Capital Link #6). This acquisition will stay on the tax rolls. The Department will provide for a land survey. No fencing cost is anticipated. Incidental closing costs will be the responsibility of the Department.**

**Attachment**

Linda Hanson, Administrator  
**Management Services Division**  
**July 10, 2008**

## Natural Resource Commission

---

ITEM      

5-1.8
-------

      DECISION

TOPIC      Easement — Margo Frankel Woods State Park, Polk County

---

The Natural Resource Commission's approval is requested for the conveyance of a permanent easement to Polk County to construct, operate and maintain a public sanitary sewer main across 0.014 acres in Margo Frankel Woods State Park located between Des Moines and Ankeny in Polk County.

The easement will be located an undeveloped portion of the park located west of State Highway 415 immediately adjacent to the west right-of-way line of the highway. The consideration for the easement is \$100. A DNR construction permit has been issued to Polk County to enable its use of the site for construction.

Linda Hanson, Administrator  
Management Services Division  
July 10, 2008